MEMORANDUM TO: Planning Commission

FROM: Lauren Pruss, Planning Director

DATE: October 12, 2007

SUBJECT: Historic Designation of England/Crown Farm Buildings

During the annexation process of the Crown Farm (X-182) in 2006, the importance of the historic structures on the property was addressed in public forum. The farm had been placed on the Montgomery County *Locational Atlas and Inventory of Historic Sites* in 1976, and later on the County's *Master Plan for Historic Preservation* in 1984. In 1996, the Maryland Historical Trust found the farm eligible for listing on the National Register of Historic Places. The annexation agreement references the property's historic structures in Section 10, titled "Neighborhood Park and Historic Structures."

Due to the passage of time from these earlier designations, as well as the shift in municipal oversight due to the annexation of the property from the County to the City of Gaithersburg, the City deemed it necessary to commission further evaluation of the farm and its associated buildings before implementing the historic designation process. That report is attached for your review.

Per the City's Historic Preservation Ordinance, the impetus for initiating the historic designation process is done by the Historic District Commission on its own motion or by the petition of the property owner or the Planning Commission (Section 24-226). Staff is requesting that the Planning Commission sponsor the application for Historic Designation of the England/Crown Farm to get the formal portion of the process underway.

Since a sizable amount of preparation remains, staff is not yet able to set a firm date for the joint public hearing with the Historic District Commission. Staff will keep the Commission informed.

SWANKE HAYDEN CONNELL ARCHITECTS

England-Crown Farm Building Assessment

9800 Fields Road
Gaithersburg, MD

Phase One

Prepared for the
City of Gaithersburg Dept of Public Works,
Parks Maintenance and Engineering
Gaithersburg, MD

April 2007

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PART ONE - Executive Summary

a. General

The England Crown Farm, located at 9800 Fields Road in Gaithersburg, Maryland, is an agriculture/homestead complex containing a 19th century farm house, a mid nineteenth century log building, and collection of about twenty outbuildings dating from the mid to late nineteenth century to the first half of the twentieth century.

The site on which these structures are located is currently owned by the City of Gaithersburg. The surrounding land, originally part of the 182 acre Crown Farm, is planned to be developed into a business center, with a school, park area and residences by a private developer.

Figure A – View to Crown- Farm Buildings

b. Purpose and Methodology

The City of Gaithersburg Department of Public Works, Parks Maintenance and Engineering commissioned Swanke Hayden Connell Architects (SHCA) to survey approximately twenty existing farm structures and outbuildings. SHCA prepared an evaluation of the farm building structures located on the site, one of the last major tracts of available land in a rapidly developing area in Montgomery County, Maryland. The land has been farmed since the 1800's and contains about twenty outbuildings including barns, silos and other farm associated structures.

SHCA performed a visual site survey of the existing architectural conditions in February, 2007 and analyzed existing historic documentation in order to determine the structures' historic and architectural significance. SHCA reviewed documentation provided by the City of Gaithersburg. SHCA contacted planner Patricia Patula from the City Gaithersburg as well. Ms. Patula provided some more documentation to SHCA which assisted in this report. In March, 2007, SHCA also made a visit to the Montgomery County Planning and Historic Preservation Division to perform some additional research into the England-Crown Farm site

The purpose of this assessment is to ascertain which of the outbuilding structures located on the Crown Farm Property at 9800 Fields Road in Gaithersburg, MD have historic and/or architectural significance and are worthy of preservation. The overall project will have two

phases which will include a report after each of the phases. This phase 1 assessment will evaluate the historic significance of the outbuildings and provide a general condition assessment of the structures.

c. Existing Historic Designations

Structures on the England Crown Farm have been mentioned in state, county and federal records. These include:

1. Montgomery County Master Plan for Historic Preservation

   The England-Crown Farm, Site 20/17, has been reviewed on a number of occasions by the Montgomery County Historic Preservation Commission starting as early as 1976 when it was included in the "Locational Atlas and Inventory of Historic Sites". This Atlas identified listings of resources in the County thought to have historic preservation significance.

   After a more detailed investigation of the inventory, in 1984, the site was included in the Montgomery County Master Plan for Historic Preservation for its historic and cultural significance. The character of these buildings exemplified a number of the County's criteria for historic preservation significance. The criteria included the following:
   a. Historical and cultural significance
   b. Architectural and design significance

   The buildings on this site were considered historically and culturally significant because they had "character, interest, or value as part of the development, heritage or cultural characteristics of the county, state or region." They had architectural and design significance because they embodied "the distinctive characteristics of a type, period, or method of construction" and they possessed "high artistic values".

   Since the owner of the site was successful in annexing the property to the City of Gaithersburg, the Montgomery County Historic Preservation Commission no longer has jurisdiction over these structures even though they are still included in Montgomery County's Master Plan for Historic Preservation.

2. Maryland Inventory of Historic Places

   The England-Crown Farm was included in the Maryland Inventory of Historic Places. However, the nomination form prepared in 1974 focused primarily on the later 19th century farmhouse structure, identified as the "England House" and the mid 19th century log structure, southwest of the main house which is identified as the "Hunter House." The nomination form does mention the site, but not the other outbuildings.

3. The National Register of Historic Places

   In 1996, Maryland Historic Trust ((MHT), the state agency that recommends buildings and sites to be included in the National Park Service's National Register of Historic Places recommended that the "England Crown Farm…is considered eligible for listing on the National Register of Historic Places." On the MHT's Internal NR- Nomination Review Form it states that the England Crown Farm including the dwellings as well as

"agricultural buildings and domestic outbuildings" is a "well preserved farm complex which operated throughout its history as a dairy farm by the England, Garrett and Crown families." The review form continued to state that the property is eligible for listing on the National Register as an "intact and cohesive example of a small scale dairy farm complex." The cluster of buildings provides "insight into the evolution of farm life from the early to mid 19th century into the late 20th century. Again the criteria that the complex of buildings achieves include:

a. Historical and cultural significance
b. Architectural and design significance

Though the buildings on the site are not at present listed on the National Register, this MHT Internal NR- Eligibility Review Form clearly notes, and makes the strongest statement that not only the domestic buildings (the farm house and the log house), but also the dairy related farm buildings including early 20th century frame barns, silos and sheds were worthy of being included as structures that could be listed on the National Register of Historic Places.

d. Previous Historic Research

A historic assessment was prepared by EHT Traceries, Inc. in 2006 for the City of Gaithersburg that focused on the Main House (Building A) and the Log House (Building B), the domestic buildings on the England-Crown Farm site. This report discussed the existing conditions and the architectural and cultural significance of these two structures. The report mentioned that the main house and the associated log house, a former dwelling structure "should be preserved as architecturally and culturally significant resources as examples of a typical late nineteenth century center cross gable dwelling and an earlier log structure."

Figure B –Main House (Building A)

Figure C –Main House (Building A)

These two buildings were not included in SHCA's current scope of work, however they are important in the understanding of the arrangement and location of the existing outbuilding evaluated in this report. SHCA is in agreement with the EHT Traceries, Inc evaluation of the two dwelling structures (Buildings A and B) and endorse the conclusion that these two buildings should be preserved in addition to those outbuildings recommended in this report.

Figure D –Log House (Building B)

Figure E –Log House (Building B)

e. Summary Findings and Recommendations

Based upon SHCA's survey and research of the farm buildings located on the England-Crown farm site, several buildings have been determined to meet the criteria establishing them worthy of retention and preservation. These buildings include:

1. Building C (Former Smoke House)
2. Building N (Corn Crib Barn)
3. Building Q (Small Barn)
4. Building R-1 (Dairy Barn) and Two Silos
5. Building R-2 (Hay Barn)
6. Building R-3 (Milk House)

These buildings possess historical and cultural significance, and have important architectural and design characteristics. They provide an insight into the traditional rural quality that typified this region through the 19th and much of the 20th centuries, and preserve the cultural memory of Gaithersburg's agricultural history. The extent to which they should be preserved would be defined in a more detailed evaluation.

PART TWO - Validation of Current Existing Conditions

a. General History and Context

The settlement and land use in Montgomery County, Maryland of which Gaithersburg is a part, has a long tradition of farming and agriculture which dates to the mid to late 18th century. Gaithersburg began in 1765 as a small agricultural settlement known as Log Town. In 1850, the post office was named "Forest Oak." The town officially became "Gaithersburg" when it was incorporated on April 5, 1878. Shortly thereafter, the Baltimore and Ohio constructed a train station and freight house in 1884. The construction of this station helped agricultural businesses expand in Gaithersburg as the area farmers were able to ship products faster with less risk of spoilage.

In the 19th century, two types of farming were most prevalent in Montgomery County: tobacco plantations; and wheat farms. However, in the 20th century, a combination of factors made the dairy farm the more popular and more lucrative type of farming. First, the State of Maryland made a commitment to road improvement in Montgomery County. These new roads made transporting and trucking goods in the region much more efficient and affordable. As a result of the improved roads and the proximity to railroads, half of all farms located within three miles of train stations were dairy farms. By 1915, the county's chief form of agriculture was the dairy farm. The second factor that spurred the growth of dairy farming was that the United States government, in the 1930's, offered incentives to farmers in Montgomery County not to grow wheat so that wheat producing farms in the Midwest would prosper.

In Gaithersburg and Montgomery County, this tradition of farming continued well in the twentieth century. In fact, in 1950, 67% of the land area in Montgomery County remained farmland. As such, the tradition of architecture associated with farm buildings, be it farm houses or outbuildings, has a long history in the region. This was due to the rural nature of the land development in this area from the 19th to the mid 20th centuries. It has been noted that for almost two centuries, the barn was the most obvious structure in the landscape of Montgomery County.

However, the nature of land use and development in Gaithersburg began to change in the twentieth century, especially starting in the mid to late 20th century, and has continued through to today. The rural quality that had traditionally characterized Gaithersburg has been transformed into its present condition – that of an urban area and a suburb of Washington, D.C. Gaithersburg has become a major regional location for high-technology companies while commercial agriculture is close to non-existent. The rolling fields of wheat are now roads, housing developments and commercial enterprises.

b. Brief History of the England/Crown Farm and Associated Periods of Construction

The England/Crown Farm, a 182 acre parcel of land was one of the last large pieces of land that represented the traditional rural landscape that characterized Gaithersburg. Its history and ownership can be traced back to the mid 19th century and includes three major periods of ownership: 1) the Hunter family ownership; 2) the England family ownership and 3) the Crown family ownership. There was one other owner of the property identified in historic records, the Garrison family, which followed the England family's ownership. However, this ownership was

short lived and in fact, the Garrison ownership might have served only as an agent for sale between the England and Crown ownership.

Not much information was found about the Hunter family ownership of this property other than it predated the England family. There was some secondary documentation that mentioned that during this first period of ownership, the Building B (the Log House) was built. Its use of hand hewn timber materials and construction techniques pre-date the other structures on the site. The only other structures that could have been built during this period of ownership include Building N (Corn Crib Barn) and Building Q (the Small Barn) as there is they exhibit the use of timber construction, hand sawn building elements and mortise and tenon joinery.

More is known about the England family, who lived on the site during the second period of the farm's ownership. The England family bought the land from the Hunter in the late 19th century. The England family can be traced to this area of Maryland back to 1753. General Jeremiah Crabb, a prominent citizen of Montgomery County MD owned 2085 acres in and around Montgomery County, Maryland in the late 18th century. He served in the Revolutionary War and was at the battle of Valley Forge. Following the war, he practiced law and served as an elected official in the Congress. Crabb's daughter, Elizabeth Ridgely Crabb married Thomas Howard and had a daughter Emily. Emily married John England, a prominent lawyer in 1830. Emily and John England had a daughter, Harriet born in 1838. Harriet or "Hattie" is listed on a Hopkins Map of 1894 as owning the Main House (Building A). Hattie England lived and managed the farm and the late 19th and early 20th century. She died in 1925. In addition to constructing the Main House during this second period of ownership, the England family also constructed at least two other significant structures still remaining on the site: Building B - the Smoke House and Building R-2, the Hay Barn.

Prior to the Crown family ownership, George Garrett purchased and lived on the site. It was from George Garrett, that Crown Family bought the farm. The Crown Family, considered the third important period of the site's ownership transformed the farm into a dairy farm and constructed the majority of the remaining structures on the site starting sometime about 1925 and continuing through the late 20th century. The most significant structures constructed in this third period of building ownership on this site are represented by these structures: Building R/1 – the Dairy Barn and Silos and R/3 the Milk House.

c. Evaluation of Building Conditions and Historic Significance and Integrity

Building A (Farm House) and B (Log House)

These building were not included in this scope of work. However, SHCA concurs with an earlier report that concludes that each of these buildings are significant and worthy of preservation.

Building C (former Smoke House)

Figure 1

Figure 2

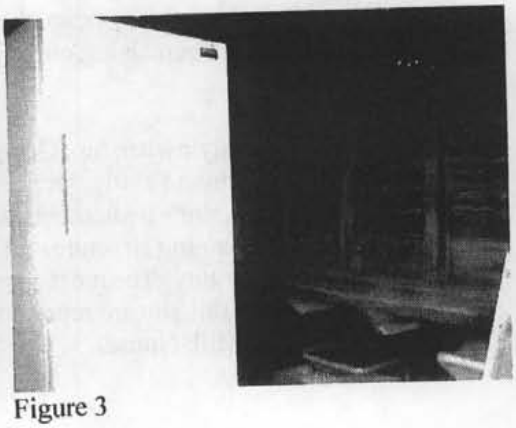


Figure 3

Existing Conditions

Building C, the former Smoke House, is a one story wood framed structure with horizontal wood siding (sometimes called German siding), with wood corner posts. It has a gable roof covered with wood shingles. The wood frame structure, rectangular in plan, about eight feet wide by ten feet deep, sits atop a concrete foundation. There is only one opening in structure, a wood door, made of vertical wood planks with metal hinges, located on the north end of the structure.

The building is in fair to poor condition and is in a state of neglect. Paint is peeling and there are areas of bare wood. There is evidence of moisture damage to the wood exterior sheathing especially near the concrete foundation. The gable roof has a great deal of moss growth on the shingles which indicate that there is excessive moisture. Several of the shingles at the

ridge and eave are loose and damaged. The door does not operate well and lacks proper hardware.

The interior of the structure is unpainted and moisture infiltration is apparent throughout, though the frame structure itself appears largely intact and in fair to good condition. The interior floor is concrete. There are several refrigerators or freezers in the structure and there is electric conduit and lighting noted. The building's most recent use must have been as a place to store frozen food. Its close proximity to the main house probably allowed easy accessibility to frozen foods for the residents of the main house (Building A)

Historic Significance and Integrity

From a historic, cultural and architectural point of view, this building could be considered significant and worthy of preservation. It is an example of a late 19th to early 20th century smoke house, an important domestic outbuilding in a farm complex, probably built at the same time of the main farmhouse (Building A) or shortly thereafter. This structure dates from the second period of construction ownership (See Sketch)

It's most recent use as a place to store frozen foods represents an evolution of its original function, as a place to preserve and store the family's meat supply. Traditionally smoke houses were small, rectangular or square in form with a gable front, no windows and would have had a place for a small fire in the middle of the floor. Though no evidence of the fire area remains on the interior, the form of the building is more or less intact and its function has been maintained through time. Its proximity to the existing farmhouse illustrates the important connection it had to the main residence as a place for storing and preserving meat in an era before-electricity was prevalent.

The extent to which this structure should be preserved would be defined in a more detailed evaluation.

Building C -1 (Dog House)

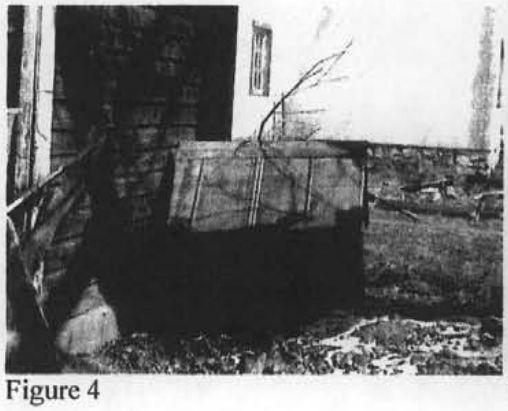


Figure 4

Figure 5

Existing Conditions

Building C-1 was a dog house, a wood framed structure with horizontal painted wood siding. It has a gabled tine roof. The small wood frame structure was rectangular in plan and had one opening on its short side. The dog house was placed adjacent to Building C, to the east.

The building is in fair to poor condition and is in a state of neglect. Paint is peeling and there are areas of bare wood and improperly fastened wood siding. The tin roof has areas of rust.

It is in close proximity to the main house the main house (Building A).

Historic Significance and Integrity

There is no historic, cultural or architectural significance to this structure. This structure dates from the third period of construction ownership (See Sketch)

Building D (Office/Storage Shed)

Figure 6

Figure 7

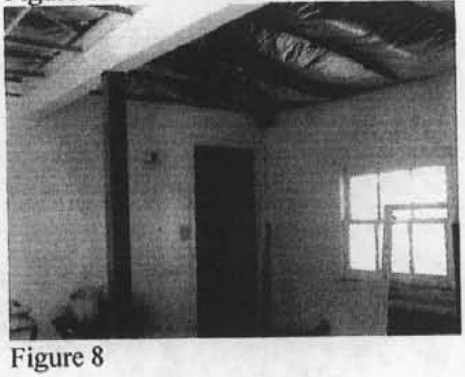


Figure 8

Existing Conditions

Building D, is a two story wood framed structure sheathed with four by eight sections of painted plywood, with vertical wood corner posts, painted. It has a tin gambrel roof. The structure, rectangular in plan, about sixteen feet wide by twenty-four feet deep, sits atop a concrete foundation, painted. There are two doors and a paired double hung window on the

south side; a small double hung wood window with divided lights on the north side, a set of wood steps leading the a second story door, and a wood double hung window on the east side and black wall on the west side.

The building is in fair condition. It looks as if it were recently remodeled as the doors, several of the windows and steps are of recent construction materials. There is paint adhesion failure on all facades and there are patches of bare wood. There is evidence of moisture damage to areas of the wood exterior sheathing, at the corner posts, and at the roof cornice board. There is evidence of moss and biological growth at concrete foundation at the north side, indicative of moisture infiltration. The gambrel roof has rust streaks on both the north and south exposures.

The interior of the structure has been recently remodeled to some extent with new interior drywall painted. The first floor has two rooms with a interior door separating them. It appears that this area served as an office of some type. The ceiling is not finished and exposed ceiling insulation is noted. The second floor is only accessible by the exterior stairs and it too has been remodeled somewhat but it appears to have been used as a storage area. New electrical switches and outlets were added.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to this structure. This structure dates from the third period of construction ownership (See Sketch).

Buildings E1 and E2 (Shed/Storage)

Figure 9

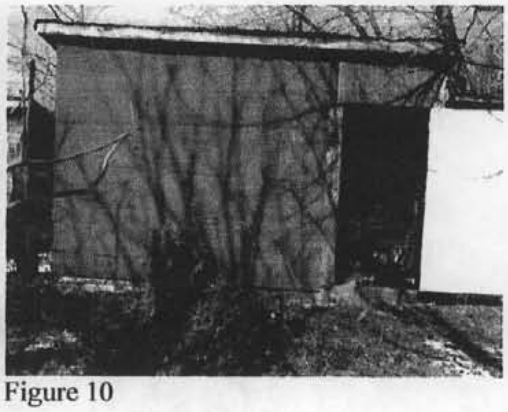


Figure 10

Figure 11

Figure 12

Existing Conditions

Buildings E-1 and E-2 are one story wood framed shed or storage buildings. Each of the two shed buildings is sheathed with a variety of materials including vertical wood planks, corrugated metal roofing, synthetic siding, etc. Each has a shed roof covered with corrugated tin. E-1 is the slightly larger and higher of the two sheds. They are each rectangular in plan, about fifteen feet wide by ten feet deep. Each has dirt floors and is unpainted on the interior. There is one door to each shed and it is located on the east side of the structures.

The buildings are in fair to poor condition and in a state of neglect. There is evidence of moisture damage at the exterior and the interior surfaces. The roof and wood roof framing structure are in fair condition but there are some moisture infiltration issues. The doors do not operate well and they lack proper hardware.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to these structures. They date from the third period of construction ownership (See Sketch).

Building F (Shed)

Figure 13

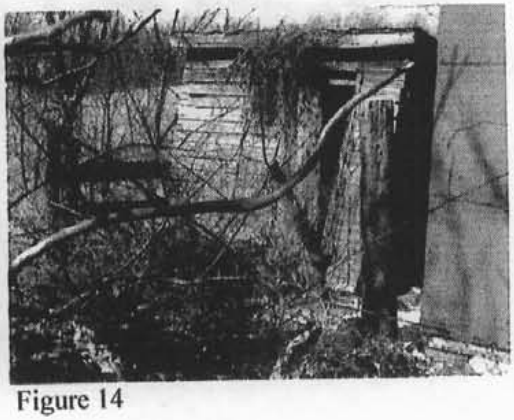


Figure 14

Existing Conditions

Building F is a one story wood framed shed or storage building, sheathed with horizontal wood planks of a variety of widths. It has a shed roof covered with corrugated tin. This shed is smaller that the two adjacent sheds (Buildings E-1 and E-2), about a six foot square in plan. The shed has a dirt floor and is unpainted on the interior. There is a door located on the east side of the shed.

This building is in poor condition, in a state of neglect and disrepair. The framing of the shed is racking and leaning and the fasteners at horizontal planks are failing which has caused the siding to separate and has allowed weather penetration. There is moisture damage at the roof system. The door framing is racked and the door does not operate and lacks proper hardware.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to this structure, however the existing wood materials that are in usable condition should be salvaged. This structure dates from the third period of construction ownership (See Sketch).

Building G (Shed)

Figure 15

Figure 16

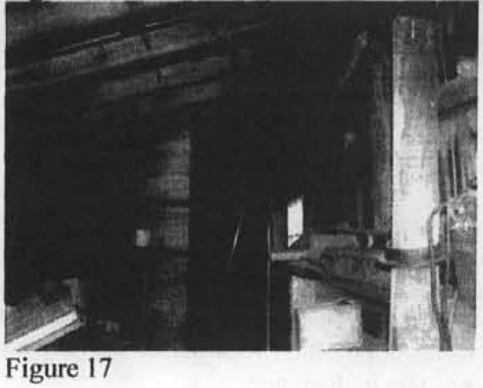


Figure 17

Existing Conditions

Building G is one story wood framed shed or storage building. The wood framing is sheathed with vertical wood planks, and then further covered with four by eight foot plywood boards,

painted on the exterior. The wood framed shed roof is covered with corrugated tin. The structure is rectangular in plan, about thirty-two feet long by twelve feet deep. There is one door at the east side of the shed on the short wall, and two fixed wood windows with divided lights on the north face. The exterior door is of the six panel type, painted on the exterior but not the interior and has its hinges and knobs intact in fair condition. The interior is divided into two rooms by an wood stud and plywood wall and an opening for the door. The flooring is wood and all interior surfaces are unpainted.

The building is in fair to poor condition. There is evidence of some moisture damage at the exterior and the interior surfaces. There is paint adhesion failure on all facades and at the windows and there are patches of bare wood. There is evidence of moisture damage to the wood exterior sheathing, and at the roof cornice board. The interior framing of the walls and the roof is in fair to good condition as is the corrugated tin roof, which shows little to no sign of rusting.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to this structure. This structure dates from the third period of construction ownership (See Sketch).

Building G/1 (Metal Corn Storage Bin adjacent to Building G)

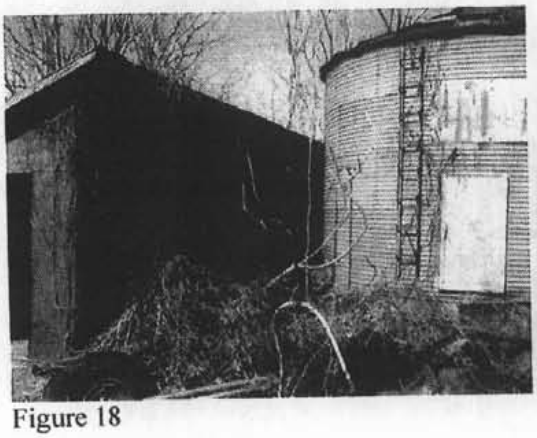


Figure 18

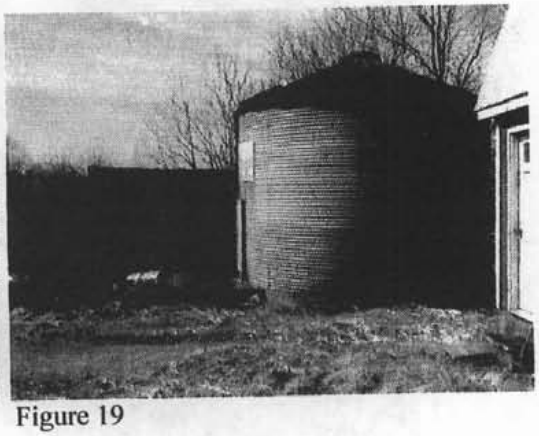


Figure 19

Existing Conditions

Building G-1 is a cylindrical corn storage structure constructed of corrugated galvanized sheet metal and topped with a conical metal standing seam roof. The roof contains air slots for ventilation at the top. There is a metal door on the east part of the structure. Adjacent to the door is a metal ladder attached to the corrugated steel the leads to the roof. Above the door is a rectangular metal sign with the name "UNICO" The structure sits atop a round concrete pad foundation and is about twenty feet in diameter.

The structure is in fair condition. It exhibits corrosion at all roof surfaces. The corrugated metal walls have signs of corrosion near the concrete pad base, at some metal surfaces and along some of the vertical seams due to rusting at the heads of the fasteners. The concrete pad is intact and also has rust staining and some minor cracking on the exterior surfaces.

Historic Significance and Integrity

From a historic, cultural and architectural point of view, this building has some significance. It is an example of a mid 20th century corn storage bin. Metal construction for corn storage became popular in the early 20th century as it was promoted by the steel industry during World War I. It represents the evolution of this type of farm structure and would have replaced the wooden corn crib as the traditional grain storage structure seen on farms in the 19th and early 20th century. The sign on this metal building identifies the name, UNICO. The United Cooperative, a Midwestern concern began manufacturing dairy equipment and in 1939 in association with a company in Peoria Il, produced structures such as milking machines and barn equipment. The company continued to produce equipment through at least 1972, when they became the Universal Company.

However, this structure is not an exemplary example of a grain storage bin and its preservation is not mandatory.

This structure dates from the third period of construction ownership (See Sketch).

Building H (Corn Crib)

Figure 20

Figure 21

Existing Conditions

Building H was a one story wood framed shed, perhaps a small grain storage structure, in extreme disrepair. It has undergone complete structural failure and is no longer standing upright, but has collapsed. The timber frame was clad with wood planks which appeared to be placed to allow ventilation. It looked to have a gable metal roof. This shed looked to be rectangular in plan, about twelve by six feet is unpainted on the interior.

This building is in poor condition and is not at all usable in its present state.

Historic Significance and Integrity

This structure may have served as the corn crib prior to the more modern and larger metal grain storage building nearby. Its condition is beyond repair. There is no historic, cultural or

architectural significance to this structure. This structure may date from the second period of construction ownership (See Sketch).

Buildings I-1 and I-2 (Storage Sheds)

Figure 22 - Building I-1

Figure 23 - Building I-1

Figure 24 -Building I-2

Figure 25 - Building I-2

Figure 26 - Building I-2

Figure 27 - Building I-2

Existing Conditions

Buildings I-1 and I-2 are contiguous structures that served different functions: I-1 was used as a cow barn; and I-2 served as a storage shed. Each of the buildings is one story with a shed roof, I-2 having more area and a slightly higher roof.
Building I-1, the barn structure and built of a variety of materials including timber framing, and concrete block. The exterior wood framing is clad with both horizontal and vertical wood planks, painted and unpainted. Some of the exterior walls are concrete block, painted and unpainted. There is a shed roof over this building covered with corrugated metal. There are six wood door openings and at least three wooden windows along the exterior facades as well as a large wooden door on a track that faces east. One door opening onto a square concrete landing pad leads to a fenced grass area to the rear of the structure which might have been where the animals grazed. The doors do not operate well, allow weather and moisture infiltration and they lack proper hardware.

The interior of the I-1, the cow barn is divided into two or three large rooms divided by wood or concrete block walls with each room further partitioned into compartments for the cows. There rooms are accessed through interior wall openings, and there is an interior swinging wood gate as well. The floors are dirt and the interior walls of block and wood are unpainted as is the interior wood wall and roof framing. There are some freestanding metal stalls for milking in the rooms. It appears that there were water pipes in this space as well and electric lighting.

Building I-1 is in fair to poor condition and is in a state of neglect. Paint is peeling on all exterior facades and there are areas of bare wood and unpainted concrete block. Some of the concrete block, near the west side of the barn has open and failing mortar joints. A great deal of biological growth along the block indicates moisture infiltration which in turn is causing the bottom of the wood structure that rests atop the block to deteriorate. There is wood deterioration on the exterior throughout and many of the exterior wood cladding planks are loose and have failed fasteners. There is evidence of moisture infiltration at the interior wood surfaces especially along the outer walls and along the perimeter of the wood.

Building I-1, the shed or storage structure is built of a variety of materials including timber framing, vertical plank cladding of a variety of non standard widths, steel interior columns and corrugated metal at the roof and over the wood planks at some exterior walls. A pair of large painted wooden vertical plank doors is attached to a horizontal metal track on the north side of the structure and cover large openings in the shed, openings large enough to accommodate farm equipment like tractors or other vehicles. The exterior wall and door surfaces are painted. The corrugated metal roof appears also to be painted.

The interior of the storage shed is rectangular in plan about thirty feet long by twenty feet deep. The structural framing is wood with the exception of one interior steel column located in the center of the shed supporting interior wood roof girders. Though the steel column had been finished, the paint has worn off and there is a great deal of corrosion and some loss of material. There is some sagging and twisting noted in the wood roof framing members atop the steel column. The interior surfaces are unfinished and there is evidence of water infiltration throughout at the exterior walls. The interior wall not exposed to the weather, adjacent to building I-1 is in fair to good condition. The front wall, with the large openings, was constructed with vertically placed wood planks spaced in a manner that allowed ventilation to occur at this façade only. There was modern electric lighting in this space.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to either of these structures; however the existing wood materials that are in usable condition should be salvaged. These structures date from the third period of construction ownership (See Sketch).

Buildings J (Garage/Storage) and J-1 (Storage)

Figure 28

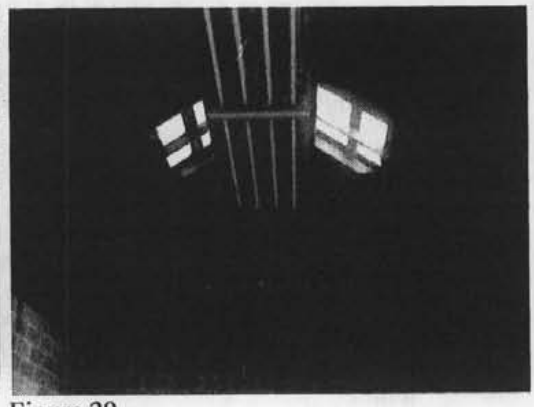


Figure 29

Existing Conditions

Building J is a one story load bearing masonry structure with a wood framed gable roof covered with corrugated metal. The building appeared to be used as a garage and is rectangular in plan, about twenty feet wide by thirty feet deep, sits atop a concrete foundation. There are three openings in the structure, two hollow metal doors in a metal frame and a large sliding door made of vertical wood planks, painted, that runs on a metal track located on the west end of the structure. The gable façade is sheathed with horizontal painted wood that sits atop the concrete block. At the west elevation there are two exterior electric lights, one directly over the sliding track door and a second just under the peak of the gable.

The interior is a large unobstructed space with the concrete block walls and the wood frame roof structure left unpainted. The flooring is smooth concrete. There are two skylights in the roof constructed of plastic. Several fluorescent lights are suspended from the gable roof over the center of the room.

The building is in good condition. There is some paint adhesion failure on the wood surfaces at he gable ends and at the wood and hollow metal doors. Some of the lower portions of the wood track door have some minor wood damage due to moisture. Some of the metal doors have signs of corrosion as well.

To the north of Building J is a wood frame lean-to, Building J-1, measuring about ten feet wide that extends the entire depth of the adjacent Building J. It is clad with horizontal wood siding, painted and covered with a corrugated metal shed roof. It has a dirt floor and is unpainted on the interior wood surfaces. It appears that this structure was used to park and

cover farm vehicles. It is in fair to good condition and the exterior wood surfaces need to be repainted.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to these structures. They date from the third period of construction ownership (See Sketch).

Building K (Storage Shed)

Figure 30

Figure 31

Existing Conditions

Building K is a one story wood framed shed or storage building. It is sheathed with a variety horizontal wood planks, painted and is covered with a corrugated metal roofing. The building is rectangular in plan, about eight by twelve feet. The interior has dirt floor, wood plank walls and wood shelving, all surfaces are unpainted. There is one door on the short side and a fixed wood window with divided lights on the opposite elevation. There are also a pair of wood windows at the south elevation It is located in very close proximity to the southeast of Building J as well as to two other sheds, Buildings L and M.

The building is in fair condition. There is evidence of some moisture damage at the exterior and the interior surfaces, especially at the inside roof sheathing. There is paint adhesion failure at the exterior wood surfaces and door. Some of the lower portions of the wood sheathing have damage due to moisture. The roof and wood roof framing are in fair condition but there is moisture infiltration. There are several trees in proximity to the structure that in time will cause damage to the structure as their roots expand and grow.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to this structure, however the existing wood materials that are in usable condition should be salvaged. This structure dates from the third period of construction ownership (See Sketch).

Building L (Storage Shed)

Figure 32

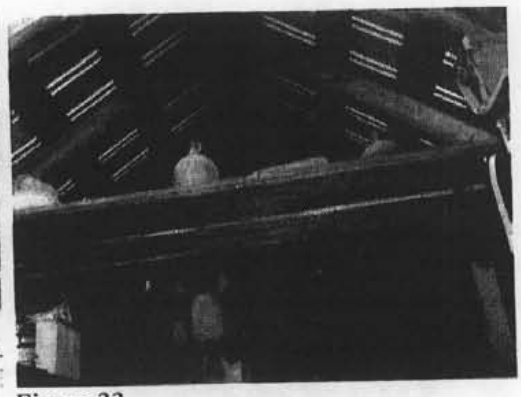


Figure 33

Existing Conditions

Building L is a one story wood framed, gable roofed storage building. It is sheathed with wood planks and plywood boards, it is painted and covered with corrugated metal roofing. The building is rectangular in plan, about eight by sixteen feet. The interior has wood floors, vertical wood planks and wood shelving, all surfaces are unpainted. There is one wood plank door on the short side, and a second wood paneled door on the south elevation. The structure is located in very close proximity to the southeast of Building J as well as to two other sheds, Buildings K and M.

The building is in fair to poor condition. There is evidence of some moisture damage at the exterior and the interior surfaces. There is paint adhesion failure at the exterior wood surfaces and at the wood doors. Some of the lower portions of the wood exterior surfaces have some damage due to moisture. The exterior plywood sheathing is missing some fasteners and is loose in some areas. There is a great deal of corrosion on the exterior tin roof. At the interior, the roof and wood roof framing are in fair condition and there is some moisture infiltration. There are several trees in proximity to the structure that in time will cause damage to the structure as their roots expand and grow.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to this structure, however the existing wood materials that are in usable condition should be salvaged. This structure dates from the third period of construction ownership (See Sketch).

Building M (Cold Storage/Shed)

Figure 34

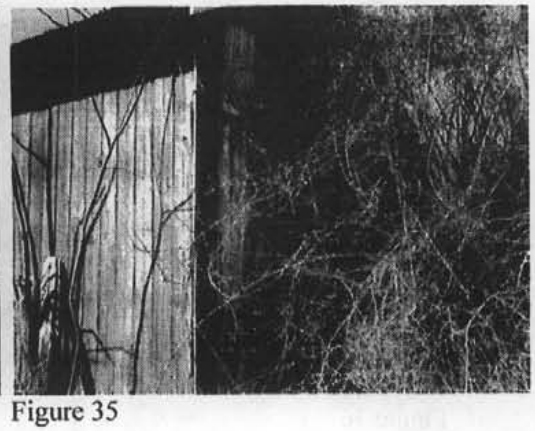


Figure 35

Existing Conditions

Building M is a one story wood framed, gable roofed storage building. It is sheathed with vertical wood planks, painted and is covered with a corrugated metal roofing. The building is rectangular in plan, about eight by sixteen feet. The structure has two vertical plank doors, one on the west end and the other on the east end. The door at the west end opens onto space occupied by a walk in refrigerator/freezer set on a concrete floor. The west end door was inaccessible and blocked by thick vegetation. Existing over the door on the west side is a circular opening for a fan or some type of ventilation. On the north side, some motorized equipment sit on an open shelf attached to the façade and covered with a pent galvanized metal roof. Also on the west side, an adjunct wood shed structure is built alongside Building M. It is in extreme disrepair.

Building M is in fair to poor condition. There is evidence of moisture damage at the exterior wood surfaces. There is paint adhesion failure on the exterior wood surfaces and at the wood doors. The lower portions of the wood exterior surfaces have wood damage and deterioration due to moisture. The exterior sheathing is loose in many areas due to missing of failed fasteners. There is a great deal of corrosion on the exterior tin roof. There are trees and vegetation in close proximity to the structure that accelerate the damage occurring to the building.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to this structure, however the existing wood materials that are in usable condition should be salvaged. This structure dates from the third period of construction ownership (See Sketch).

Building N (Corn Crib Barn)

Figure 36

Figure 37

Figure 38

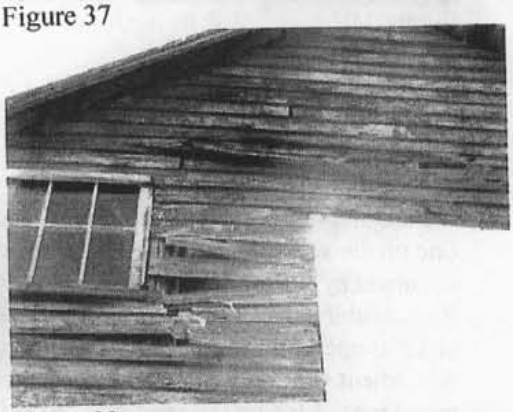


Figure 39

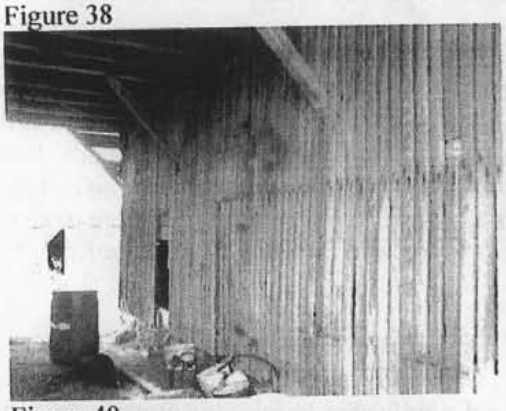


Figure 40

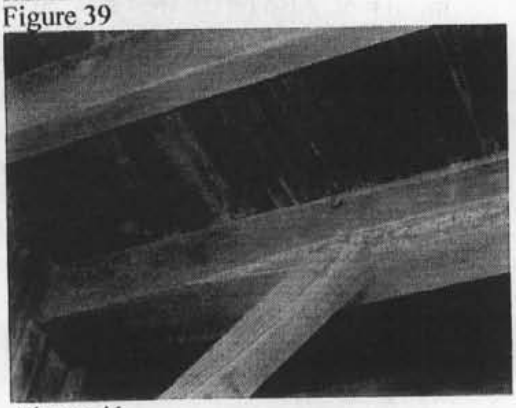


Figure 41

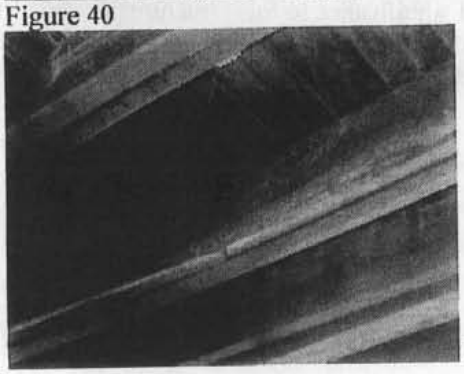


Figure 42

Existing Conditions

Building N, the former Corn Crib Barn, is a two story wood framed structure with horizontal wood siding and wood corner posts. It has a gable roof covered with corrugated metal. The wood frame structure, rectangular in plan, is about twenty-two feet wide by thirty-two feet deep, sits atop a stone foundation that rises about 18 inches above grade. The building is symmetrically arranged with a large central opening, about fourteen feet wide that extends from front to back. This opening allowed a farm vehicle to pass through the barn so that corn could be either loaded from the vehicle into the barn, or from the barn onto the vehicle. On the east façade, a large painted door mounted on a track located above the central opening, is made from vertical wood planks. Flanking the large door to the north and south are smaller wood doors that lead into the lower level corn cribs. Above the large central door is another painted wood plank door, that opens to the upper level of the corn crib barn. This door is flanked by a pair of wood windows with divided lights. The west façade is similar to the east except there are no doors and only second level wood windows. The north façade contains no windows however there are wood louvers at the lower level that provided ventilation into the corn cribs, but allowed little light. Above the slats, the walls are sheathed with horizontal wood siding, painted. These are the only facades exposed directly to the elements.

The opening in the center is a wood framed post and beam structure with brackets. The frame is clad is vertical planks, spaced so that air can ventilate between them. The framing of the second floor is exposed and the framing members are joined with mortise and tenons. There are girders and joists of different sizes and some of these members have some structural cracking as well as some twisting and rotation. These members should be reinforced so that further deterioration and failure can be avoided. All wood in this area is unpainted. There are several small doors opening up the to the lower level corn cribs at either side of the central opening. The corn crib areas are about 4 feet wide. The north corn crib contains the louvered slats and has an open wood stair that leads to the second level.

The upper level of the corn crib barn is a large open room that was used to store excess corn. It is characterized by a truss system with rafters to support the roof, The truss is a vernacular variation of a king post system, but not a true king post truss. Some of the wood members used to compose the truss might have been machine sawn but several post members are roughly hewn from trees, still containing the bark. The framing members are joined by mortise and tenon, several of the tenon pegs extending beyond the face of the structure. The floor is made of wide wood planks, not of standard width. Low wood cheek walls run along all four sides. There is an additional storage loft above the wood collars of the truss.

Building N is in fair condition. At the exterior, paint is peeling and there are areas of bare wood. There is evidence of moisture damage to the wood exterior sheathing especially near the concrete foundation. There is some damage to the structural members at the second floor framing requiring repair. The stairs leading to the second level need to be reinforced as well. The exterior wood sheathing is in poor condition as there is noticeable deterioration and moisture damage. Some of the sheathing is loose due to failure of the fasteners. The roof has corrosion on the exterior face however, the interior surfaces do not show signs of corrosion.

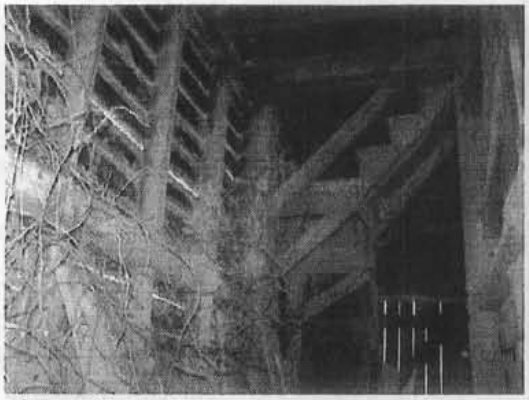


Figure 43

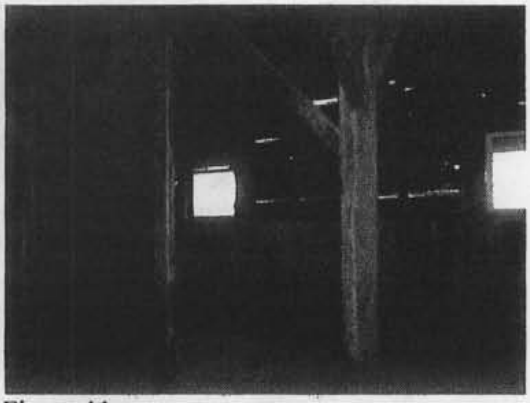


Figure 44

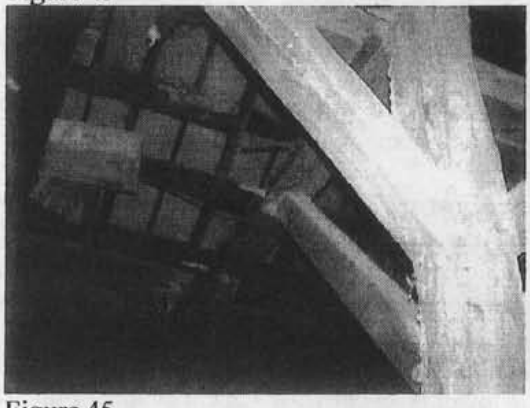


Figure 45

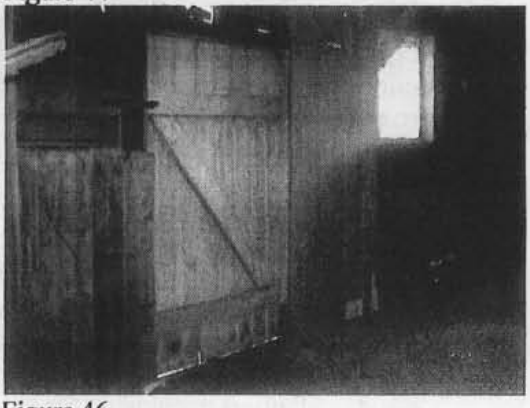


Figure 46

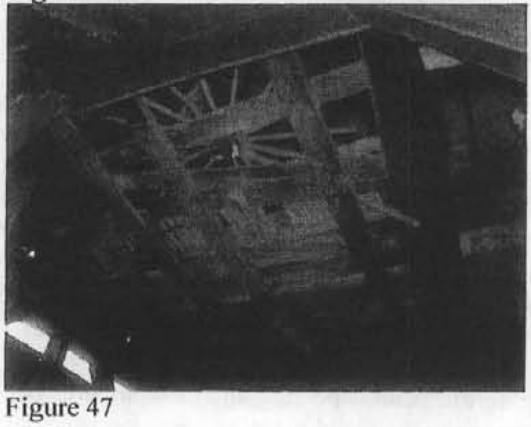


Figure 47

Historic Significance and Integrity

From a historic, cultural and architectural point of view, this building should be considered highly significant and worthy of preservation. It is an example of a mid to late 19th century corn crib barn, a structure that served an essential function in the evolution of this farm complex. The history of corn cribs can be traced back centuries. The form of this building is an excellent example of the double crib barns with ventilated slats that evolved in this part of the United States in the 19th century. The center area is flanked by two cribs and topped by a storage area at the second level under the gable roof. The construction of this building is also significant for its use of a vernacular adaptation of tradition timber frame truss systems

employing mortise and tenon joinery, set atop a stone foundation base. The extent to which it should be preserved would be defined in a more detailed evaluation.

This structure dates from the first period of construction ownership (See Sketch).

Buildings N-1, N-2 and N-3 (Adjacent Sheds and Storage Structures)

Figure 48

Figure 49

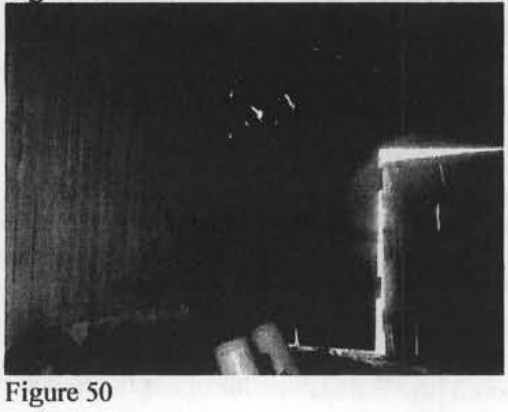


Figure 50

Buildings N-1, N-2 and N-3 are one story lean-to shed structures that are built contiguously to each other along side Building N. These buildings were constructed after Building N as noted by their more modern fastening system using nails as opposed to mortise and tenon. Each of the shed buildings is sheathed with horizontal and vertical wood planks of various lengths and widths. Each has a shed roof covered with corrugated tin. N-1 is the larger and higher of the sheds. They are each rectangular in plan, and each has a dirt floor and is unpainted on the interior. Building N-3 is open to the elements and contains a steel post and beam structure.

The condition of these structures is fair to poor. There is evidence of moisture damage at the exterior and the interior surfaces. The roof and wood roof framing is in fair condition but there is moisture infiltration. There is also lack of paint adhesion throughout and several of the wood sheathing planks are missing, damaged or poorly attached. The doors do not operate well and they lack proper hardware. There is extensive corrosion on the corrugated metal roofs.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to these structures, however the existing wood materials that are in usable condition should be salvaged. They date from the third period of construction ownership (See Sketch).

Building O (Shed)

Figure 51

Figure 52

Existing Conditions

Building O is a one story wood framed open shed building, sheathed with horizontal wood planks of a variety of widths. It has a shed roof covered with corrugated tin. This shed is about a six feet by twelve feet in plan. It has a dirt floor and is unpainted on the interior.

This building is in poor condition, in a state of neglect and disrepair. The framing of the shed is racking and leaning. The fasteners at the horizontal planks are failing, causing the siding to separate and allowing weather penetration. There is moisture damage at the roof system and it has collapsed.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to this structure, however the existing wood materials that are in usable condition should be salvaged. This structure dates from the third period of construction ownership (See Sketch).

Building P (Shed)

Existing Conditions

Building P is a one story wood framed open shed building, sheathed with horizontal wood planks of a variety of widths. It has a shed roof covered with corrugated tin. This shed is about a six feet by twelve feet in plan. It has a dirt floor and is unpainted on the interior.

This building is in poor condition, in a state of neglect and disrepair. The shed framing is racking and leaning and the fasteners at horizontal planks are failing which has caused the siding to separate and allows weather penetration. There is moisture damage at the roof system and it is has collapsed.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to this structure, however the existing wood materials that are in usable condition should be salvaged. This structure dates from the third period of construction ownership (See Sketch).

Building Q (Barn)

Figure 53

Figure 54

Figure 55

Figure 56

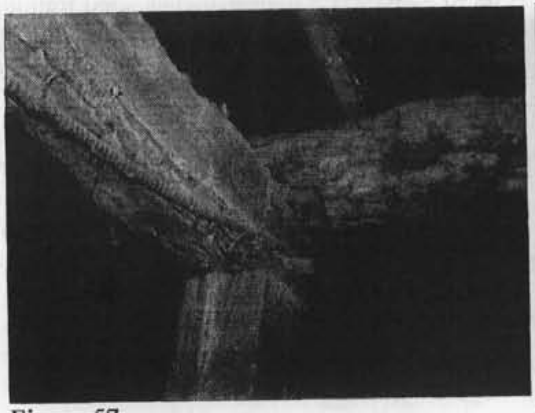


Figure 57

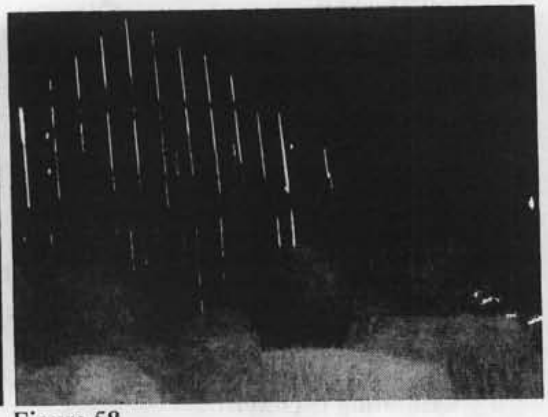


Figure 58

Existing Conditions

Building Q is a two story timber framed barn with vertical wood painted siding spaced to allow air ventilation, wood corner posts and a gable roof covered with galvanized metal. The structure, rectangular in plan, is about twenty feet wide by thirty feet long, and sits atop a stone foundation

The interior of the structure was most recently used as a cow barn and was partitioned into compartments for the cows. The floor is dirt and the interior wood walls and second floor framing is unpainted. Interior square wood posts appear to be machine sawn along with one metal pipe column, support the floor framing with consists of round timbers still containing bark topped by wood floor boards. Some of the joinery at the structural timber connections are mortise and tenon joints. There are freestanding metal stalls for milking cows that fill the first floor area. Access to the second floor is achieved by climbing a ladder made of wood rungs nailed to the inside face of the north wall. The upper level area was used for hay storage. The framing members at this level are rounded timber rafters, sawn wood posts, braces and purlins.

This building is in poor condition, in a state of neglect and is structurally unsound at the roof level. Paint is peeling and there are areas of bare wood on all elevations. There is evidence of moisture damage to the wood exterior sheathing especially near the foundation. The gable roof has excessive structural failure at the southwest end. Exterior sheathing is loose or missing and the roof framing at this area is open to the elements and it has deteriorated. This condition has also allowed for moisture damage to the wood elements within the barn. The doors do not operate well and they lack proper hardware. Corrosion has occurred at the exterior surface of the metal roof.

Historic Significance and Integrity

Although the physical condition of the barn is in advanced state of deterioration in certain portions of the buildings, from a historic, cultural and architectural point of view, this building should be considered highly significant and worthy of preservation. It is one of the oldest structures on the site and dates from the first period of construction ownership (See Sketch). It might be the original barn before the twentieth century dairy barns were constructed.

It is an example of a mid to late 19th century barn that traditionally served multiple functions such as hay storage, animal quarters, and perhaps a workshop. This type of barn is characterized by small windows, doors large enough to allow animals to enter and a large hay loft under the gable roof at the second level. The vertical exterior sheathing, attached in a manner that allowed for ventilation to occur especially at the upper hay loft area is significant. The use of unfinished timbers in the roof and floor framing is also significant as is the structural system that utilized mortise and tenon connections.

It is recommended that action be taken to stabilize the structurally unsound existing conditions so the further deterioration of this building is minimized. The extent to which this structure should be preserved would be defined in a more detailed evaluation.

Buildings Q-1 thru Q-4 (Adjacent Shed and Storage Structures)

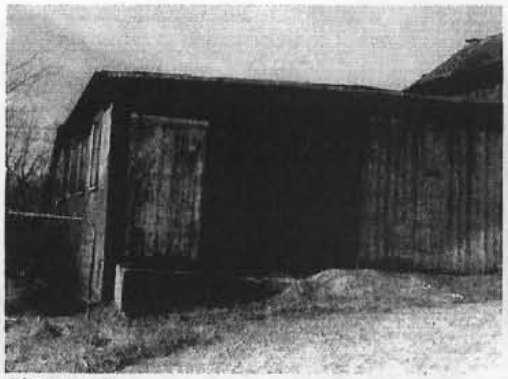


Figure 59

Figure 60

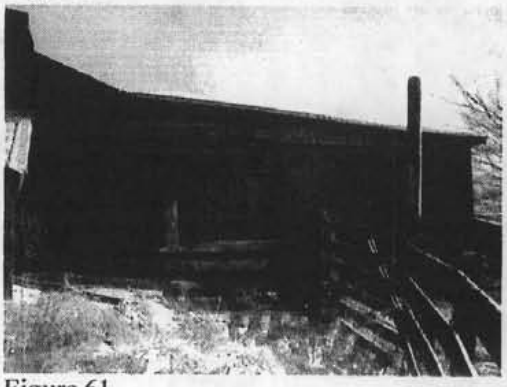


Figure 61

Figure 62

Existing Conditions

Buildings Q-1 through Q-4 are out buildings and sheds adjacent to Building Q that serve different functions including a cow barn and storage sheds. Each of the buildings is one story with a shed roof that vary in height and pitch.

These structures are built with a variety of materials including wood framing, concrete block and plywood. The exterior wood framing is clad with both horizontal and vertical wood planks, painted and unpainted. Some of the exterior walls are concrete block, painted and

unpainted. The roofs are covered with galvanized metal. There are wood door which operate well and windows that do not. The windows lack proper hardware and are allowing moisture infiltration.

The interior of the cow barn is partitioned into compartments for the cows. The floors are dirt and the unpainted interior walls are wood and block . The roofing is wood. There are some freestanding metal stalls for milking in the rooms. It appears that there were water pipes in this space as well and electric lighting.

These buildings are in fair to poor condition and in a state of neglect. Paint is peeling on all exterior facades.. There is wood deterioration on the exterior throughout and many of the exterior wood planks are loose and have failed fasteners. There is evidence of moisture infiltration at the interior wood surfaces especially along the outer walls and along the perimeter.

Historic Significance and Integrity

There is no historic, cultural or architectural significance to either of these structures; however the existing wood materials that are in usable condition should be salvaged. These structures date from the third period of construction ownership (See Sketch).

Building R-1 (Dairy Barn and Silos)

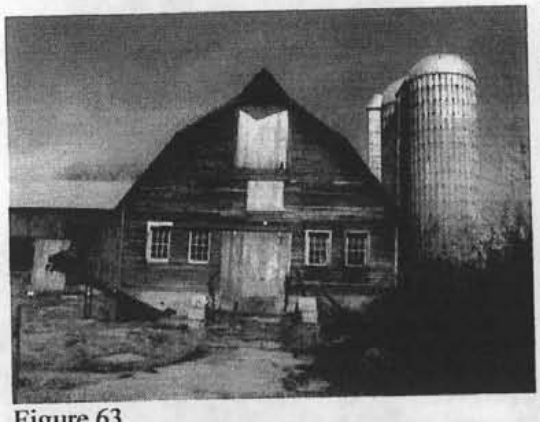


Figure 63

Figure 64

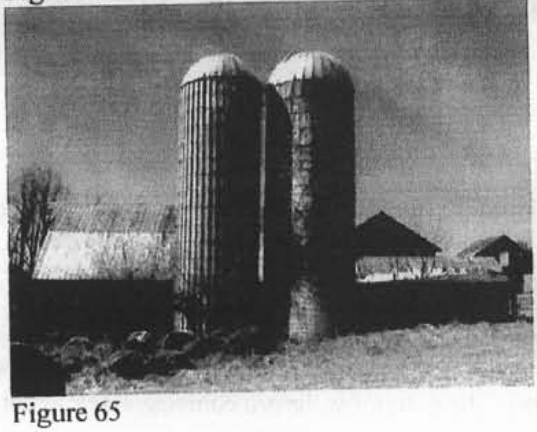


Figure 65

Figure 66

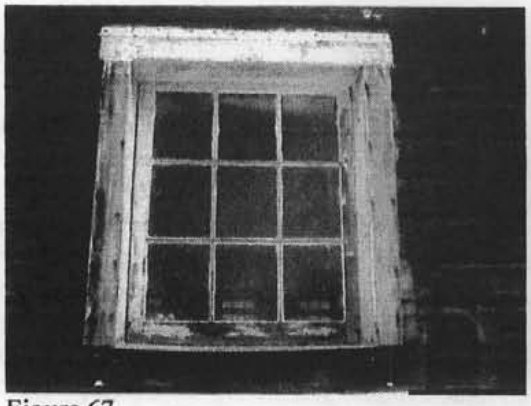


Figure 67

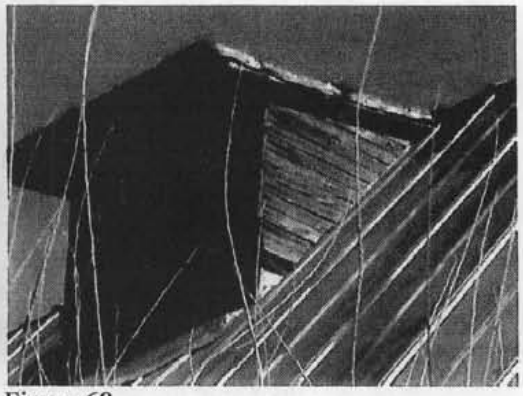


Figure 68

Building R (Dairy Barn)

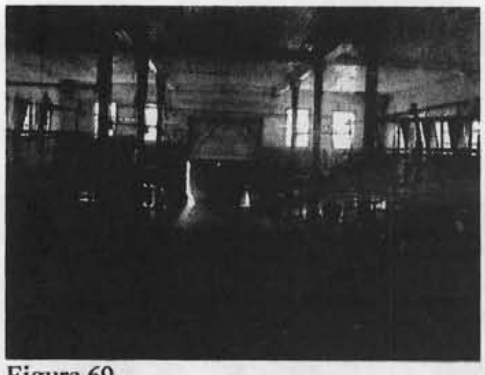


Figure 69

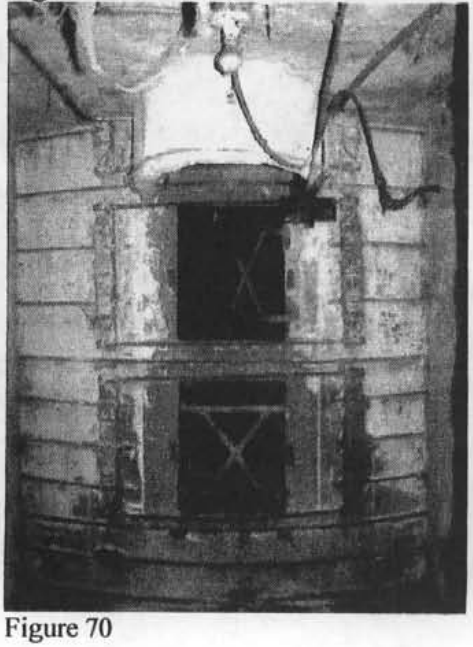


Figure 70

Building R-1 and the Two Silos.

Historic Significance and Integrity

From a historic, cultural and architectural point of view, this barn building and the two adjoining silos should be considered highly significant and worthy of preservation. They are examples of early to mid 20th century dairy farm buildings; structures that served an essential function in the evolution and transformation of the England - Crown site into a dairy farm. Their form and design is significant in terms of the arrangement and layout of spaces and the use of modern construction techniques and materials including concrete and concrete block. The efficient layout of the space, the incorporation of small operable hopper windows at the lower level with dormer windows at the second level for increased ventilation, and the use of concrete floor, and the gambrel roof all representative features in the development of the 20th century dairy barn.

The extent to which they should be preserved would be defined in a more detailed evaluation.

This structure dates from the third period of construction ownership (See Sketch).

Building R-2 (Hay Barn)

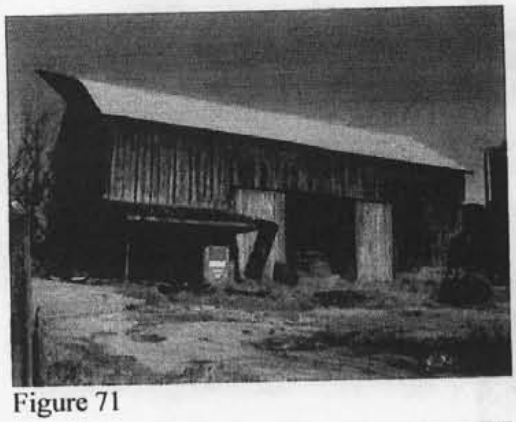


Figure 71

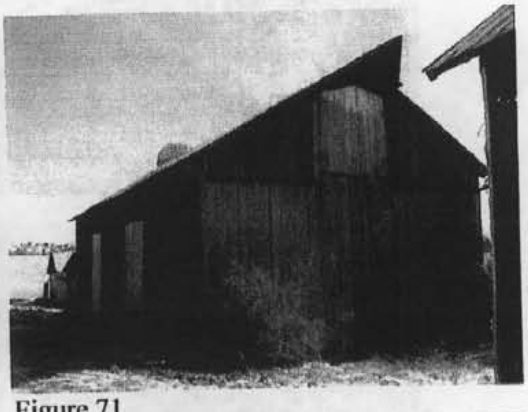


Figure 71

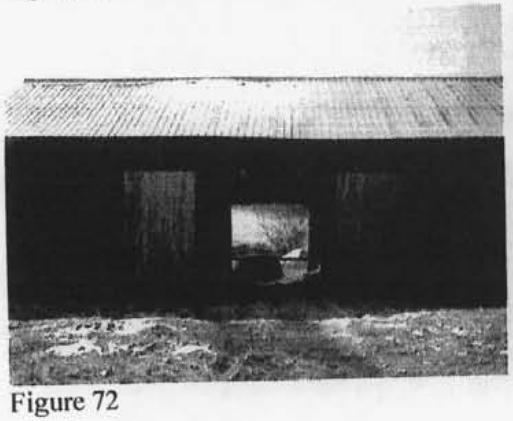


Figure 72

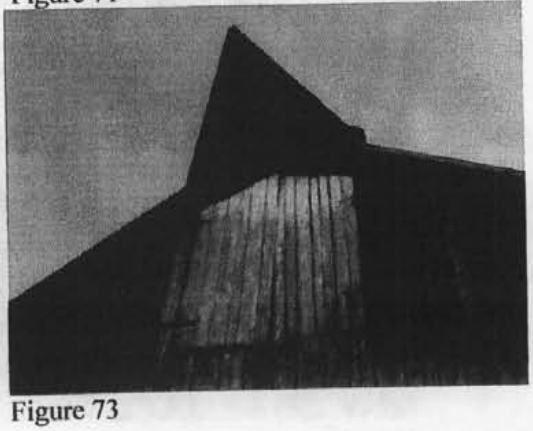


Figure 73

Figure 74

Figure 75

Building R-2

Historic Significance and Integrity

From a historic, cultural and architectural point of view, this building should be considered highly significant and worthy of preservation. It is an example of a late 19th century hay barn, a structure that served an essential function in the evolution of this farm complex. It is based upon a traditional English barn that was introduced into this area during colonial settlement, with large double doors centered on both sides of this structure, with bays of equal dimension flanking the middle bay and capped with a gable roof. The form and design of this building are excellent examples of this architectural style with its wood truss construction that provided the strength and structural capacity to enclose large spatial areas in terms of length, width and height. The placement of vertically oriented wood sheathing was done in a manner that allowed for ample ventilation.

The extent to which this structure should be preserved would be defined in a more detailed evaluation.

This structure dates from the second period of construction ownership (See Sketch)

Building R-3 (Milk House)

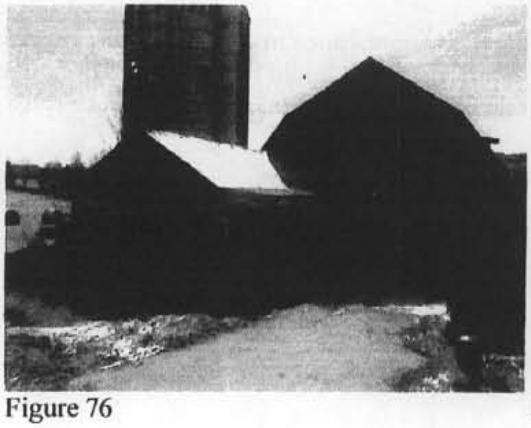


Figure 76

Figure 77

Building R-2

Historic Significance and Integrity

From a historic, cultural and architectural point of view, this building should be considered highly significant and worthy of preservation. It is an example of an early 20th century milk house, a structure that served an essential function in the evolution of this site into a modern dairy farm. The introduction of modern technology and modern materials are still represented at this structure. A network of piping brought milk from the dairy barn into the Milk House where the milk pasteurization most likely occurred. The use of concrete block noted at the walls is also significant as the use of this product became very popular in dairy building design. Concrete block was the preferred material at the time since it provided for smooth, clean interior walls.

The extent to which this structure should be preserved would be defined in a more detailed evaluation.

This structure dates from the third period of construction ownership (See Sketch).

Building R (Adjacent Shed Structures)

Figure 78

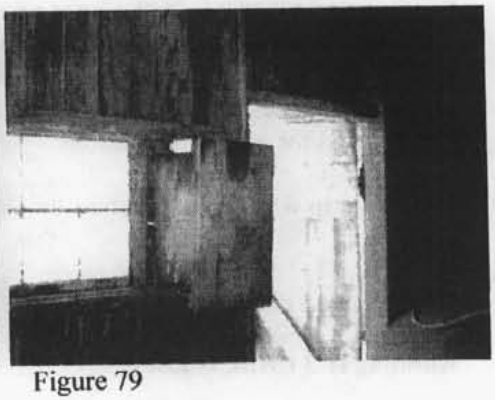


Figure 79

Historic Significance and Integrity

There is no historic, cultural or architectural significance to the structures; however the existing wood materials that are in usable condition should be salvaged. This structure dates from the third period of construction ownership (See Sketch).

Building S (Feed Chute/Cow Holding Structure)

Figure 80

Figure 81

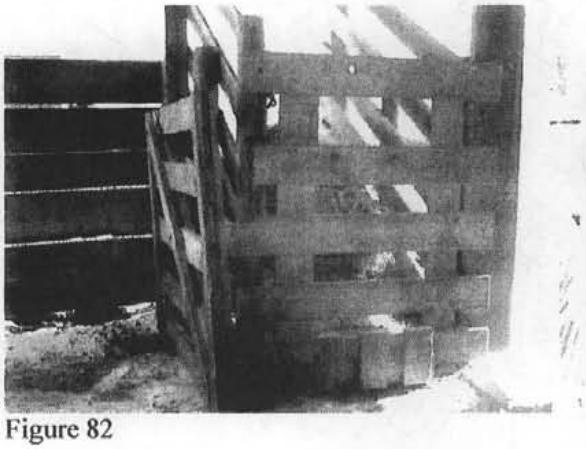


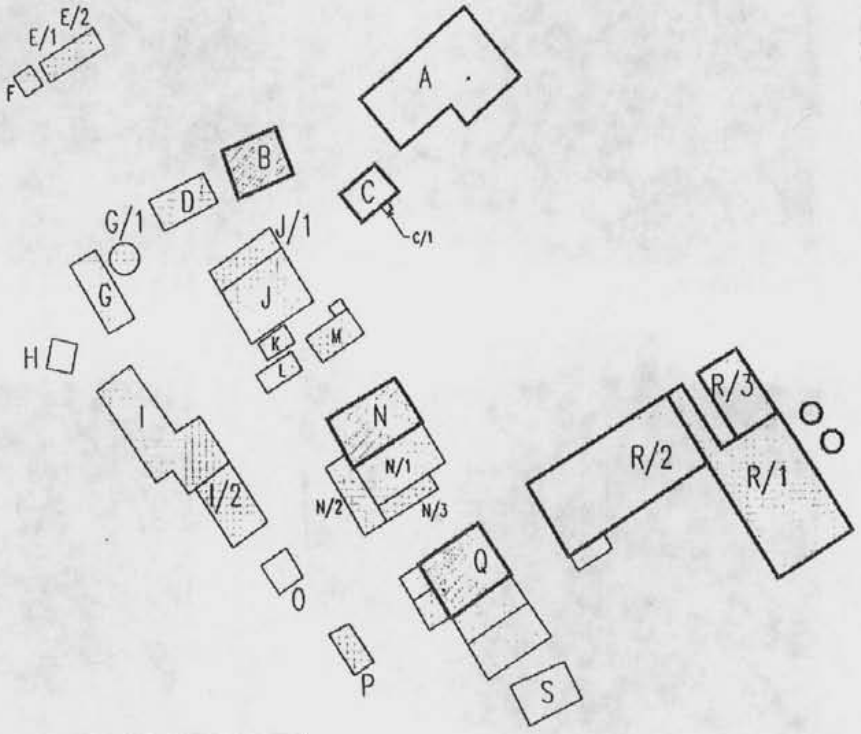
Figure 82

Figure 83

Historic Significance and Integrity

There is no historic, cultural or architectural significance to the structures; however the existing wood materials that are in usable condition should be salvaged. This structure dates from the third period of construction ownership (See Sketch).

Sketch:



SIGNIFICANCE OF STRUCTURES
& PERIOD OF OWNERSHIP/CONSTRUCTION

- PERIOD 1 – SIGNIFICANT
- PERIOD 1 – NOT SIGNIFICANT
- PERIOD 2 – SIGNIFICANT
- PERIOD 2 – NOT SIGNIFICANT
- PERIOD 3 – SIGNIFICANT
- PERIOD 3 – NOT SIGNIFICANT